

# Chapter 21

## TEMPORARY USES

### 21.01 AUTHORIZATION

- A. Temporary uses as defined in Chapter 28 and as herein specified may be permitted in accordance with the provisions set forth in this Chapter.
- B. The Zoning Inspector may, upon proper application, issue a Temporary Use Permit for any of the temporary uses listed below. The Zoning Inspector shall either approve or disapprove such application within ten (10) days of receipt of application and shall notify the applicant in writing of the decision. In the event that the application is disapproved, the Zoning Inspector shall explain in writing the reasons for disapproval and shall include such explanation with the notice of disapproval.

### 21.02 APPLICATION

- A. Each application for a Temporary Use Permit shall contain the following information:
  - 1. Name, address, and telephone number of the applicant;
  - 2. A description of the property where the temporary use is to occur, including the location of the property and any existing and/or proposed uses;
  - 3. A statement explaining the need for the temporary use;
  - 4. If applicable, a site plan showing any temporary structures and their relationship to adjacent land uses and structures;
  - 5. A description of the type, size and location of any signs connected with the temporary use;
  - 6. The date on which the temporary use will commence and the anticipated duration of such use;
  - 7. Such other information as may be required by the Zoning Inspector,

8. Any required fees for said permit as may be established by the Board of Trustees, Miami Township; and
9. A copy of vendor's license, vendor number and Federal I.D. number.

### **21.03 PERMITTED TEMPORARY USES**

- A. Permits may be issued for the following temporary uses, provided that they meet these requirements and are not otherwise in conflict with the provisions of this Chapter:
  1. Mobile homes for use as office structures on construction sites, provided that such structures shall be located on the lot on which construction takes place and shall be removed once construction ceases.
  2. The temporary outdoor sale of seasonal merchandise such as garden supplies, pumpkins, and Christmas trees and gifts, not to exceed forty-five (45) days in duration and only in the Commercial and Industrial Districts.
  3. Retail sales of goods from vehicles in the Commercial and Industrial Districts only, provided that:
    - a. written authorization is filed with the Zoning Inspector from the owner of record of the lot from where the activity is taking place;
    - b. that such sales are for no more than five (5) days in any sixty (60) day period;
    - c. when not in use, any commercial vehicle from which sales are conducted is to be stored in an enclosed garage or designated off-street loading space; and
    - d. provided that such sales are accessory to the existing commercial development.
  4. Farmers markets limited to the sale of food and produce items, raw and prepared foodstuffs, plants and cut flowers in the Commercial, Industrial, and Agricultural Districts during the normal growing season for such uses.

5. The temporary outdoor sale of hand-crafted items and artwork is allowed only in conjunction with a temporary event, except as otherwise provided by this Chapter.
  6. Carnivals and festivals, not to exceed four (4) days in duration.
  7. Temporary signs for the period of the temporary permit with the size, setbacks, and heights as regulated by Chapter 24.
- B. The Zoning Inspector may include any additional conditions or restrictions to the issuance of a Temporary Use Permit as deemed necessary to insure the public health and safety.
- C. All merchandise, temporary structures, and other uses incidental to the temporary use shall be setback so as not to interfere with line of sight but not less than fifteen (15) feet from the road right-of-way.

***Latest Version as of 5-31-02***

***The Miami Township Zoning Resolution has been placed on the web for your convenience. This is not the official Zoning Resolution. You may obtain a copy of the official Zoning Resolution by contacting the Community Development Department at 248-3725 or 248-3731. If there is a discrepancy between the official Zoning Resolution and what appears on this web site the official Zoning Resolution will control.***